



# Inver Brae

Balnain, Drumnadrochit, Inverness, IV63 6TL

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# Introduction

Three/four-bedroom detached property set in the quiet rural location of Balnain near Drumnadrochit, set in an enviable position enjoying open views with garden grounds extending to approximately 0.31 hectares (0.77 acres).

Inver Brae is an immaculately presented property which is in walk-in condition, and which has been maintained to a very high standard. It is stylishly decorated throughout and is fully double glazed and has oil fired central heating. Inver Brae has good sized living accommodation and extensive garden grounds.

Inver Brae is accessed by a field gate which opens to a gravel driveway which has parking for two vehicles to the side. The driveway leads to a further parking area to the front of the garage and steps lead down to the rear entrance door.



A hardwood door opens to the utility room which has a stainless-steel sink over cream kitchen units. There is a Daewoo upright fridge freezer and space and plumbing for a washing machine.

A door leads to the kitchen/dining room which has dual aspect windows overlooking the gardens and the hills beyond. The kitchen has a good range of units in cream with a composite worksurface.

There is a white enamel sink and drainer, an integral Lamona oven with inset four ring ceramic hob with extractor over. There is a built-in dishwasher and built-in fridge. The dining area is split from the kitchen by a set of base units and there is plenty of room for a dining table. A door from the kitchen leads to the hallway which has two storage cupboards, one of which houses the hot water tank.

A glazed door leads to the sitting room which has triple aspect windows enjoying superb views over the gardens to the hills beyond. There is a central feature of an Arrow multifuel stove on a slate hearth.

Off the hall is an entrance porch with a hardwood which leads to the front garden.

To the right of the hall is bedroom one which is a large double room with two built-in double wardrobes and French windows to the garden area. There is an ensuite shower room, which has a WC and wash hand basin over a modern vanity unit. There is a large walk-in shower with wet wall panelling and mains shower.

Bedroom two is another double room with a window overlooking the garden. It has a built-in wardrobes offering excellent storage.



To the left of the hall is the snug which could also be used as a further bedroom. It has triple aspect windows again enjoying far reaching views over the front garden. There is a central feature of an inset electric stove on a slate hearth.

The family bathroom sits opposite and is modern and stylish. It has a three-piece suite in white comprising WC, wash hand basin and bath. There is a modern vanity unit with mirror over and a large walk-in shower with mains shower and wet wall panelling around the bath and shower and fully tiled walls.

Another large double bedroom sits to the rear of the property. It has two built-in wardrobes and a window overlooking the rear garden.

A door leads from the hallway to the rear garden which gives this wing of the house separate access and opens up the opportunity of using for Bed and Breakfast accommodation.

#### External

Inver Brae is approached by a driveway which leads through the large rear garden to a parking area behind the property. There is a large garage/workshop, greenhouse, shed, polycrub and kennel building. There is a terraced area to the back of the property which is planted with seasonal plants. There are mature trees and bushes. To the side of property is a gravel driveway which leads to the front garden and then down to a further access gate.

The front garden is very well-maintained and laid to lawn with planted beds and borders with bushes and perennials. There are raised planters for growing vegetables. There is a decked area adjacent to the property from where to enjoy the open views. A gravel path meanders through the garden to a further decked area. To the bottom of the garden is a further area which was used for chickens and there is a Henhouse in situ.







## Location

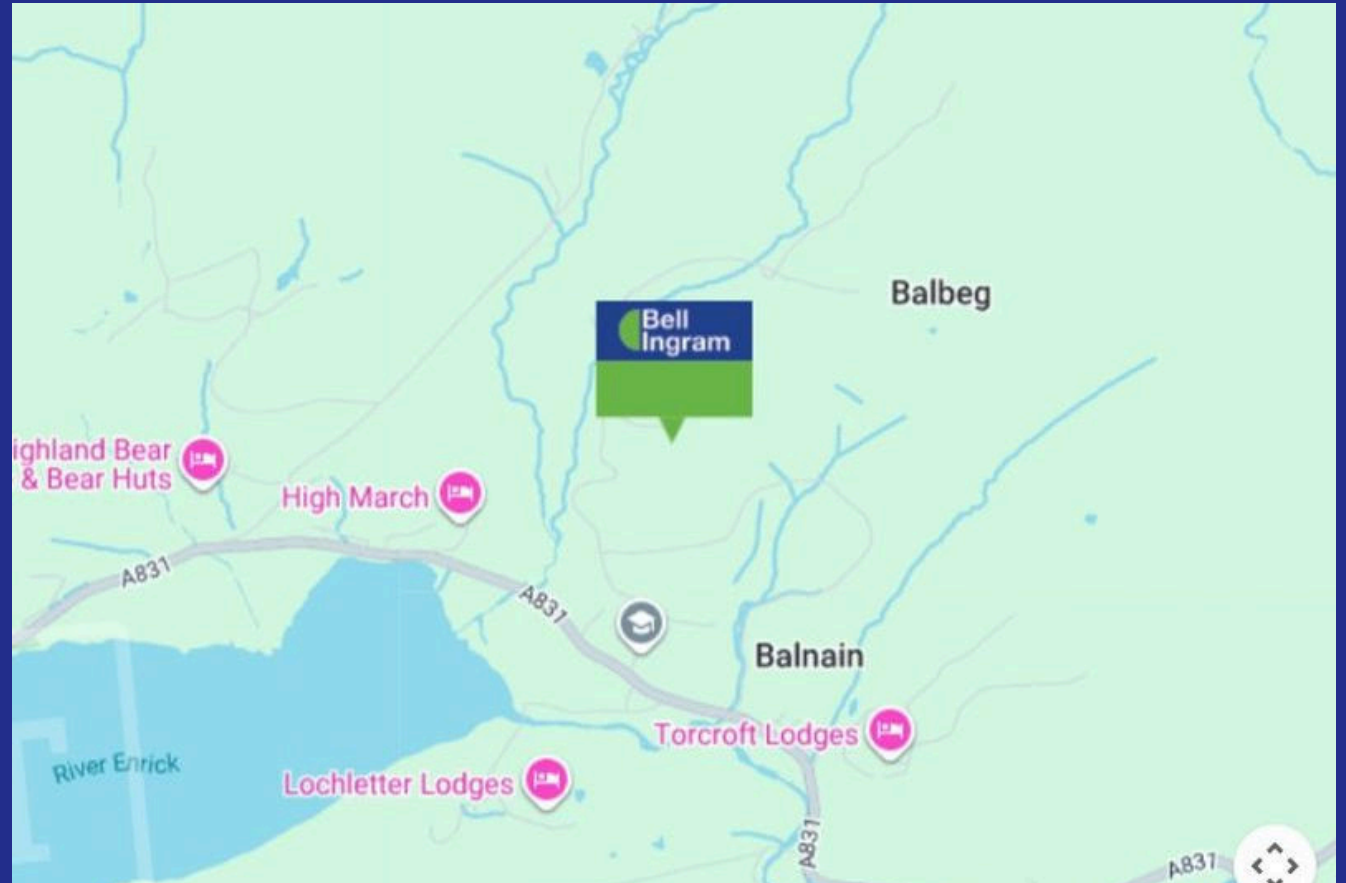
Balnain is a pretty Hamlet which is set in the beautiful area of Glenurquhart.

Local amenities include a primary school, children's play area and community hall. Secondary school pupils attend Glenurquhart High School in Drumnadrochit.

There is a bus service which operates to and from Inverness and surrounding villages.

Drumnadrochit approximately 5 miles away has a medical centre, pharmacy, hotels, restaurants, churches, garages and shops.

Inverness (17 miles) offers excellent leisure and shopping facilities plus air, rail and road links to various destinations throughout the U.K. and beyond.

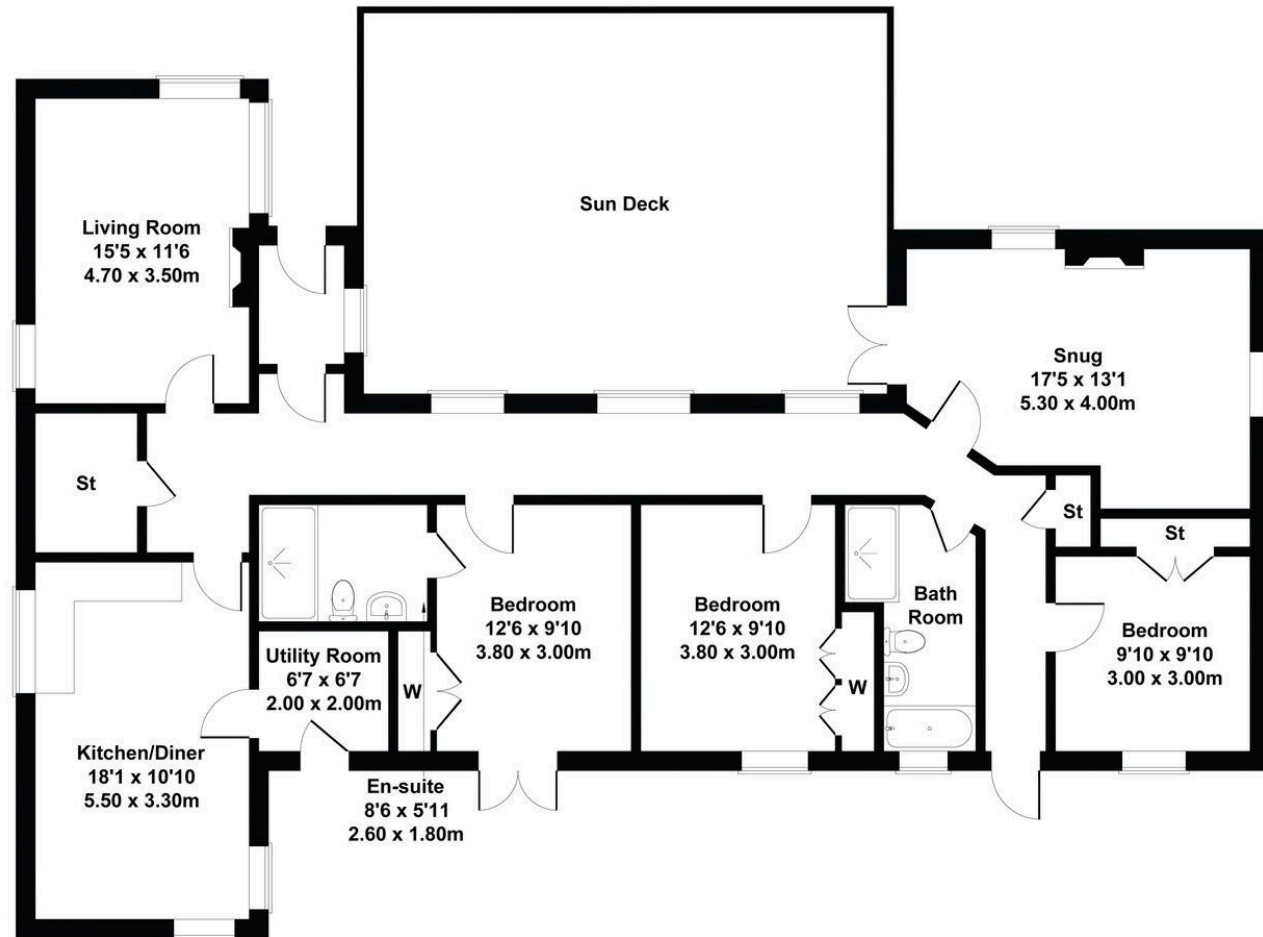


# Plans

139 sq m

## Inver Brae, Balnain, Drumnadrochit, Inverness, Highland, IV63 6TL

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2025  
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# Details

## Local Authority

Highlands and Islands Council

## Council Tax

Band = F

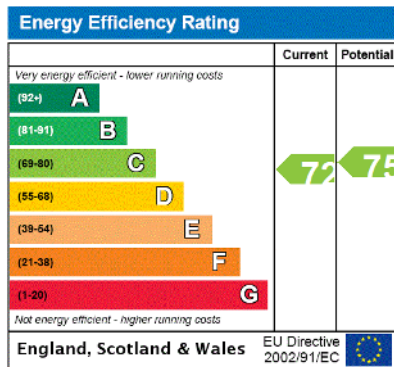
## Tenure

Freehold

## EPC

EPC Rating = C

Inver Brae



## Services & Additional Information

Mains water

Drainage to septic tank

Oil central heating

### Directions

From Drumadrochit follow the A831 for approx. 4.6 miles to Balnain. Turn right off the A831, up past Balnain Primary school. Follow the road up the hill, and take the third right turn. Continue until you reach Inver Brae on the left-hand side.

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Balnain, Drumnadrochit, Inverness, IV63 6TL

Offers Over £450,000



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Published: March 2026

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